

Report of	Meeting	Date
Head of Development & Regeneration	Development Control Committee	20.06.2006

**ENFORCEMENT ITEM
FORMATION OF PITCHED ROOF OVER EXISTING FLAT ROOF FRONT DORMER –
57 LANCASTER LANE CLAYTON-LE-WOODS**

PURPOSE OF REPORT

1. To consider whether it is expedient to take enforcement action in respect of the above case.

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities.

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

4. A retrospective planning application for the formation of a pitched roof over an existing flat roof front dormer to property 57 Lancaster Lane, Clayton-le-Woods (application reference 06/00469/FUL), appears on this agenda. My recommendation is for planning permission to be refused. If members agree with the recommendation, given that the application is submitted in retrospect, then it would be expedient to take enforcement action for the reasons set out in the main report.

COMMENTS OF THE DIRECTOR OF FINANCE

5. No comments.

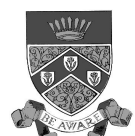
COMMENTS OF THE HEAD OF HUMAN RESOURCES

6. No comments.

RECOMMENDATION

7. That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control - without planning permission the formation of a pitched roof over an existing flat roof front dormer.

- (a) Remedy for Breach



- i. Remove the pitched roof over the dormer, and replace with a flat roof which does not exceed the ridge roof, as permitted in a previous planning application (ref: 9/92/00176/FUL).
- ii. Remove all material resultant from the works carried out under 9(ai) from the land.

(b) Period for Compliance

6 months

(c) Reason

The proposed extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The proposed extension is overly prominent, poorly related visually to the existing dwelling, and detrimental to the street scene and the area as a whole.

JANE E MEEK
HEAD OF DEVELOPMENT & REGENERATION

Report Author	Ext	Date	Doc ID
Lyndsey Cookson	5230	5 June 2006	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		06/00469/FUL	Union Street Offices